

### Overview

- The work of the Advisory Group has been critically important and will be incorporated into proposals that come forward this legislative cycle.
- Regional Dialogues on CEQA Improvement demonstrated the public's value of the community input and the protections provided by CEQA while developers expressed concern that CEQA is not an adequate planning tool. Across the board there is a need for better planning and CEQA is inadequate as a planning tool, especially at a larger scale.
- Senator Perata has a bill currently being proposed and other proposals are out there as well. The Resources Agency is aiming to present some sort of proposal under track 1 this legislative cycle based on converging ideas.
- Multi-jurisdictional planning is an idea drawn from SCAG, SanDAG and others who have completed growth visioning projects.
- The level of review should be scaled to take place at the level at which the problems exist.

### Infill Working Group Update

- Voluntary cross jurisdictional planning is taking place across the state, but needs to be taking place at a larger scale.
- There is a need to expedite urban infill housing, especially for infill sites that are not zoned residential.

### Presentations

- Rusty Selix, CA Association of Council of Governments. Visioning work in the four largest regional vision plans (statewide) that represent 85% of the state's population.
- Mark Pisano, SCAG
- Mike McKeever, SACOG
- Richard Lyon, Mike Zischke, CBIA. Short form EIR (SB 948).
- Dan Silver, Endangered Habitats League.
- John Landis, UC Berkeley. Infill tool to be made available online.

### Track 1 Discussion

- The environmental community has some concerns about the Track 1 proposed legislation. Track 1 is interesting, but still may be too broad (8 unites per acre is a low bar) Suggested to make the Track 1 proposal a pilot project to discover whether an alternative compliance would work at all and narrow criteria so that it is part of a regional growth plan.
- Infill is key to the future growth statewide, but it would be nice to see that a city could be involved in a growth plan rather than just a regional agency.
- Proactive planning is helpful, but the benefits of the CEQA relief that are being proposed, need to offer significant advantages to the environmental community or solutions that improve planning.

- AB 986 (Toreko) gives a nod to regional prioritization and provides specific incentives for development near transportation.
- Track 1 needs to continue to protect urban residents, public participation, social equity, etc.
- Regional growth plans may not provide enough content for CEQA exemption. Regional plans require additional detail. There needs to be some connection between specific and regional plans. Regional plans are better than specific plans when there are not large land owners willing to pay for these things. Wealthier areas, or areas with fewer land owners, are more likely to be capable of paying for the specific plan.

#### Track 2 Discussion

- Voluntary Smart Plan. Includes a strong public outreach and rigorous CEQA review process. Requires a large geographic area that considers infrastructure, open space, and is consistent with state goals and outcomes.
- Should build off of existing plans (e.g. NCCPs, regional agricultural planning, watershed plans, etc.)
- City-centered development that fills the planning vacuum and turns counties into cities to assist with infill in their urbanized boundaries.
- City Centered development, with municipal boundaries to be preserved.
- Financial incentives are an ongoing concern for cities and better planning.
- Objectives should be considered in terms of performance outcomes, “adequate” and “orderly” are terms that are difficult to determine thresholds for. Should consider maximization of thresholds and trade-offs among scenarios.

#### Next Steps

- Next meeting to take place at some point during the summer 2005.
- Consider the key questions that should be addressed prior to the next meeting.